

Until a change is requested, all tax statements shall be sent to the following address: Vander 4246 Monvoia Way

K 33771 K. Falls Or 97601
91801

Vol. 1780 Page 20324

WARRANTY DEED

DENNIS LEE BARKER ~~and PATRICIA R. BARKER, husband and wife~~, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto CHARLES M. HAGEN and DEANNA C. HAGEN, husband and wife, and CHARLES H. HAGEN and CATHY B. HAGEN, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants in common, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 2 in Block 7 of First Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(2) Rules, regulations and assessments of South Suburban Sanitary District.

(3) Reservations and restrictions contained in the dedication and on the plat of First Addition to Cypress Villa.

(4) Trust Deed, including the terms and provisions thereof executed by Dennis Lee Barker and Patricia R. Barker, husband and wife, as grantors, to William Sisemore, as trustee, for Klamath First Federal Savings and Loan Association, a corporation, as beneficiary, dated November 3, 1978, recorded November 8, 1978 in Volume M78, page 25130, Mortgage Records of Klamath County, Oregon, to secure the payment of \$40,000.00. Grantees herein agree to assume said Trust Deed and the obligations set therein.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$55,000.00.

In Witness Whereof, the Grantor have executed this instrument this 21 day of October, 1980.

Dennis Lee Barker
Dennis Lee Barker

~~XXXXXXXXXXXX~~

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STATE OF NEVADA)
County of Washoe) ss.

Before me this 21st day of October, 1980,
personally appeared the above-named DENNIS LEE BARKER,
and acknowledged the fore-
going instrument to be his voluntary act and deed.

(S E A L)



G. DELORES JONES
Notary Public - State of Nevada
Washoe County
My Appointment Expires June 18, 1983

G. DeLores Jones
Notary Public for Nevada
My Commission Expires: 6-19-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 27th day of October A. D. 1980 at 3:45 o'clock P M., con-
tuly recorded in Vol. M80, of Deeds on Page 20924

Fee \$7.00

Wm D. MILNE, County Clerk
By Bernetha A. Hetch